



# Delaware Downtown Development Districts

New District Workshop  
September 12, 2016

[www.stateplanning.delaware.gov/ddd](http://www.stateplanning.delaware.gov/ddd)

# Welcome to the DDD Program!

- Wilmington, Dover and Seaford designated as DDDs on January 11, 2016
- Smyrna, Harrington, Milford, Laurel and Georgetown designated as DDDs on August 10, 2016



# Welcome to the DDD Program!

- The Downtown Development District program is a partnership between the State and local government.
- Think of how your local government will craft that partnership to encourage and enable the revitalization of the proposed District.

# DDD Roles and Responsibilities

- Governor's Office
- General Assembly
- Office of State Planning Coordination
- Cabinet Committee on State Planning Issues
- Delaware State Housing Authority
- Local Governments with Designated DDDs
- Qualified Real Property Investors

# DDD Roles and Responsibilities

- Governor's Office
  - Policy Guidance
- Governor designates Districts



# DDD Roles and Responsibilities

- General Assembly
  - Unanimously passed the DDD Legislation
    - SB 191, 147<sup>th</sup> General Assembly
    - Signed by the Governor on June 5, 2014
  - Funds the DDD grant program through the capital budget each year

# DDD Roles and Responsibilities

- Office of State Planning Coordination
  - Application Process
  - Works with local governments to satisfy program requirements
  - Reviews amendments to boundaries and incentives
  - Staffs the Cabinet Committee on State Planning Issues

# DDD Roles and Responsibilities

- Cabinet Committee on State Planning Issues
  - Makes recommendations to the Governor regarding District designations
  - Considers and decides upon proposed boundary and incentive amendments in designated Districts
  - Addresses compliance issues



# DDD Roles and Responsibilities

- Delaware State Housing Authority
  - Administers DDD Grants

# DDD Roles and Responsibilities

- Local Governments with designated DDDs
  - Offers local incentives
  - Coordinates with OSPC and DSHA
  - Local economic development efforts to promote the District

# DDD Roles and Responsibilities

- Qualified District Investors
  - Makes investments in real estate and property in designated Districts
  - Applies for DDD Grants for qualified projects

# Once Designated. . .

- District designation is for 10 years
  - Two five year extensions are possible
    - CCSPI recommends, Governor approves extensions
- Must comply with District Plan
- Must implement and maintain local incentives



**DELAWARE DOWNTOWN DEVELOPMENT DISTRICT  
PROGRAM GUIDELINES**



March 2016



# Expectations for DDD Program Administration

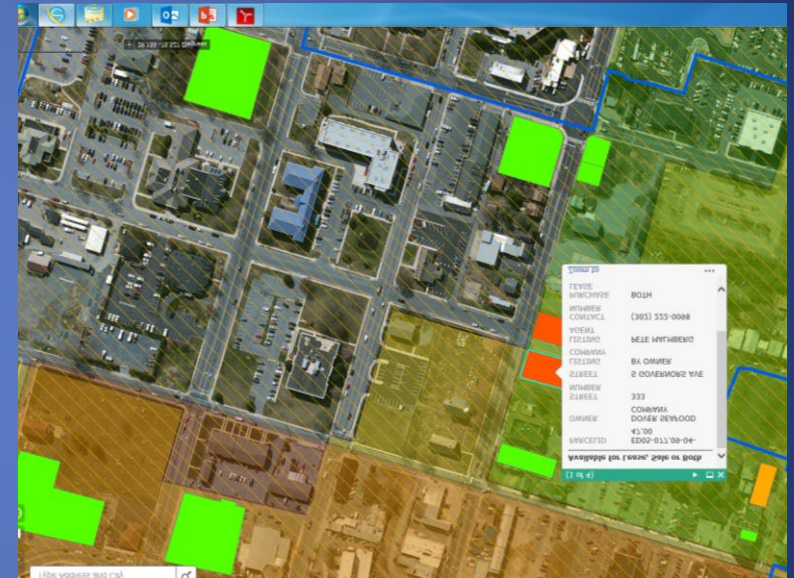
- Implement local incentive package
- Maintain a website for local incentive package
- Reporting to OSPC and DSHA as requested
- Responsiveness to OSPC, DSHA and potential investors about all aspects of program
- Compliance through OSPC and, if necessary, the Cabinet Committee on State Planning Issues

# Local Incentive Package

- Implement Local Incentive Package
  - Local legislative body to adopt all necessary ordinances in a timely manner
  - Communicate adoption to OSPC, provide documentation
  - If any delays or unforeseen issues arise, contact OSPC ASAP to discuss.
  - Local incentives should be in place before grants are applied for by Qualified Real Property Investors

# Local Incentive Website

- Local government must maintain a website for local incentives
  - Minimum: list of incentives and contact info
  - Maximum: be creative
- OSPC will link to this website on DDD Incentives website







Office of State Planning Coordination >> Downtown Development Districts Program

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## SERVICES

## INFORMATION

### Delaware Downtown Development Districts - Incentives



Visit links to incentives that are available for projects in designated Downtown Development Districts.

[State Agency  
Incentives Booklet](#)

[Local Government  
Assistance Handbook](#)

[Delaware Historic Tax Credits](#)

[Cinnaire Bridge Loans](#)

[Neighborhood Building  
Blocks Fund](#)

[Downtown Development District  
Grants](#)

[Home Performance with  
Energy Star Program](#)

[Kent County Downtown  
Development District Incentives](#)

[City of Wilmington Downtown  
Development District Incentives](#)

[City of Dover Downtown  
Development District Incentives](#)

[City of Seaford Downtown  
Development District Incentives](#)

Last Updated: Wednesday, 06-Apr-2016 11:12:35 EDT

# Reporting to OSPC and DSHA

- Local Government must report DDD data and status info as requested to OSPC and / or DSHA
- Response is requested in a timely manner
  - OSPC will request an update each spring, due in July. Will be used in OSCCP annual report
  - DSHA may request data and info for annual report, due Dec. 31 each year
  - Other requests as needed



# Compliance

- Local Government must comply with the District Plan
- Local Government must continue to offer incentives as described in application and District Plan
- OSPC will monitor and work with local government to resolve any issues
- If necessary, CCSPI considers compliance issues and determines necessary actions

# Amendments

- Sometimes things change. . .
- Boundary Amendments and Revised Incentives can be considered
- OSPC reviews, CCSPI approves

# Boundary Amendments

- Acreage rules and general requirements for boundaries still apply
- Parcels should not be removed to add other parcels
- Local government legislative body should approve pending CCSPI approval
- Request that boundary amendments only be considered once per year

# Incentive Amendments

- Amended or new incentives and incentive package must be equal to or better than originally approved
- Must address how to deal with projects already in the process
- Local government legislative body should approve pending CCSPI approval
- Request that incentive amendments only be considered once per year.

# Two Way Street

- The State of Delaware and its agencies are partners with each local government with a DDD
- OSPC is always available to discuss program issues, and will work with each town to implement downtown revitalization
- DSHA is available regarding the grant program



# www.stateplanning.delaware.gov/ddd

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### 2015 Designated Towns

- [Seaford](#)
- [Dover](#)
- [Wilmington](#)

[Delaware DDD Map](#)

Town of Seaford, DE

**Program Description**

The Downtown Development Districts Act of 2014 (the Act) was enacted by the General Assembly in order to:

- Spur private capital investment in commercial business districts and other neighborhoods;
- Stimulate job growth and improve the commercial vitality of such districts and neighborhoods;
- Help build a stable community of long term residents by improving housing opportunities; and
- Assist municipalities in strengthening neighborhoods while harnessing the attraction that vibrant downtowns hold for talented people, innovative small businesses and residents from all walks of life.

[Read More](#)

**What's Going On...**

### Three Towns Designated as Downtown Development Districts

On Sunday January 11, Governor Markell announced he has selected Seaford, Dover, and Wilmington for designation as Downtown Development Districts. Through the application and evaluation of 9 applications, these three towns demonstrated the most need for revitalization of their downtown districts. See more in the Governor's announcement.

[View All Applications and Forms](#)

[Grant and Incentive Information](#)

[Contact Info](#)

# Questions / Discussion

Contact us at:

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<http://stateplanning.delaware.gov/ddd/>